



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
3300 NEWPORT BOULEVARD, BLDG. C  
NEWPORT BEACH, CA 92658-8915  
(949) 644- 3200**

## Memorandum

**To:** Planning Commission  
**From:** Fern Nueno, Associate Planner  
**Date:** November 1, 2012  
**Re:** Lugonia Setback Determination (PA2012-119)

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Subsequent to the completion of the staff report, the applicant for Staff Approval No. SA2012-015 amended his request to establish a 3-foot side setback and a 3-foot rear setback instead of the 4-foot side and 4-foot rear setbacks originally proposed. Attached is the request from the applicant and a revised exhibit.

Staff's original analysis included 3-foot side and rear setbacks. Staff believes that 4-foot side and rear setback areas are consistent with the surrounding properties and provide an equitable floor area limit, floor area ratio, and setback area, while meeting the intent of the Zoning Code setback area requirements.

Below are excerpts from the staff report highlighting the relevant setback comparisons.

<b>Setbacks</b>	<b>Buildable area (SF)</b>	<b>Third Floor Area (SF)</b>	<b>Open Volume (SF)</b>
10' rear setback <sup>1</sup>	1,487	297	223
4' rear setback <sup>2</sup>	1,715	343	257
3' side and rear setback <sup>3</sup>	1,811	362	271

<b>Setbacks</b>	<b>Lot Area (SF)</b>	<b>Buildable Area (SF)</b>	<b>Floor Area Limit (SF)</b>	<b>FAR</b>	<b>Setback as % of Lot</b>
10' rear setback <sup>1</sup>	2,568	1,487	2,974	1.16	42.10
4' rear setback <sup>2</sup>	2,568	1,715	3,430	1.34	33.22
3' side and rear setback <sup>3</sup>	2,568	1,811	3,622	1.41	29.48

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<sup>1</sup> Zoning Code Requirement

<sup>2</sup> Original application request

<sup>3</sup> Amended application request

**eric aust**  
architect

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newport beach, california 92659  
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email aust.architect@gmail.com

date	<b>31 october 2012</b>
attention	<b>Fern Nueno</b>
company	<b>City of Newport Beach Planning Department</b>
tel number	<b>949.644.3227</b>
pages	<b>1</b>

## setback determination

regarding **431 Lugonia Street**

notes **Fern**, we are amending our original request and proposing a side and rear yard setback of 3' for the project located at 431 Lugonia Street in Newport Shores (see exhibit, sheet a1.1). The "rear" setback is more of a side yard setback since this lot doesn't face an alley and is bordered by other lots along both sides. Almost every lot within Newport Shores have a 3' side yard setback and our assertion is that anything in excess of the 3' setback will cause an undue burden on the property and would be out of character with the rest of the neighborhood.

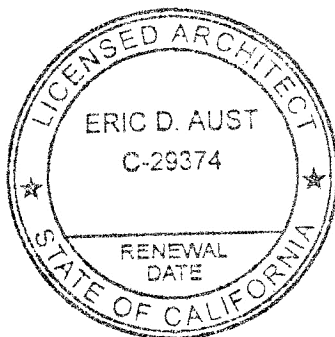
The lot located at 431 Lugonia is an odd shaped lot for the neighborhood. There are 2 typical sized lots within Newport Shores that we can compare 431 Lugonia to:

Smaller lot – 31' x 80' = 2,480 s.f. lot area = 1,750 s.f. buildable lot area (70.6%)

Larger lot – 34' x 80' = 2,720 s.f. lot area = 1,960 s.f. buildable lot area (72.1%)

*With the 3' side and rear setbacks.*

431 Lugonia – 2,566 s.f. lot area = 1,808 s.f. buildable lot area (70.5% of lot area)



The assumed intent of the zoning code requiring 4' setbacks on lots wider than 40' is to reduce the overall allowable buildable square footage and limiting a residence's impact on the neighborhood. The lot located at 431 Lugonia is a shallow lot and is within the range of average lot sizes in Newport Shores. It is our assertion that conventional setbacks (3' on the sides, bordering other properties) would be in keeping with the rest of the properties in the neighborhood and provide a similar buildable lot area to other, neighboring lots.

Thanks.

eric d. aust

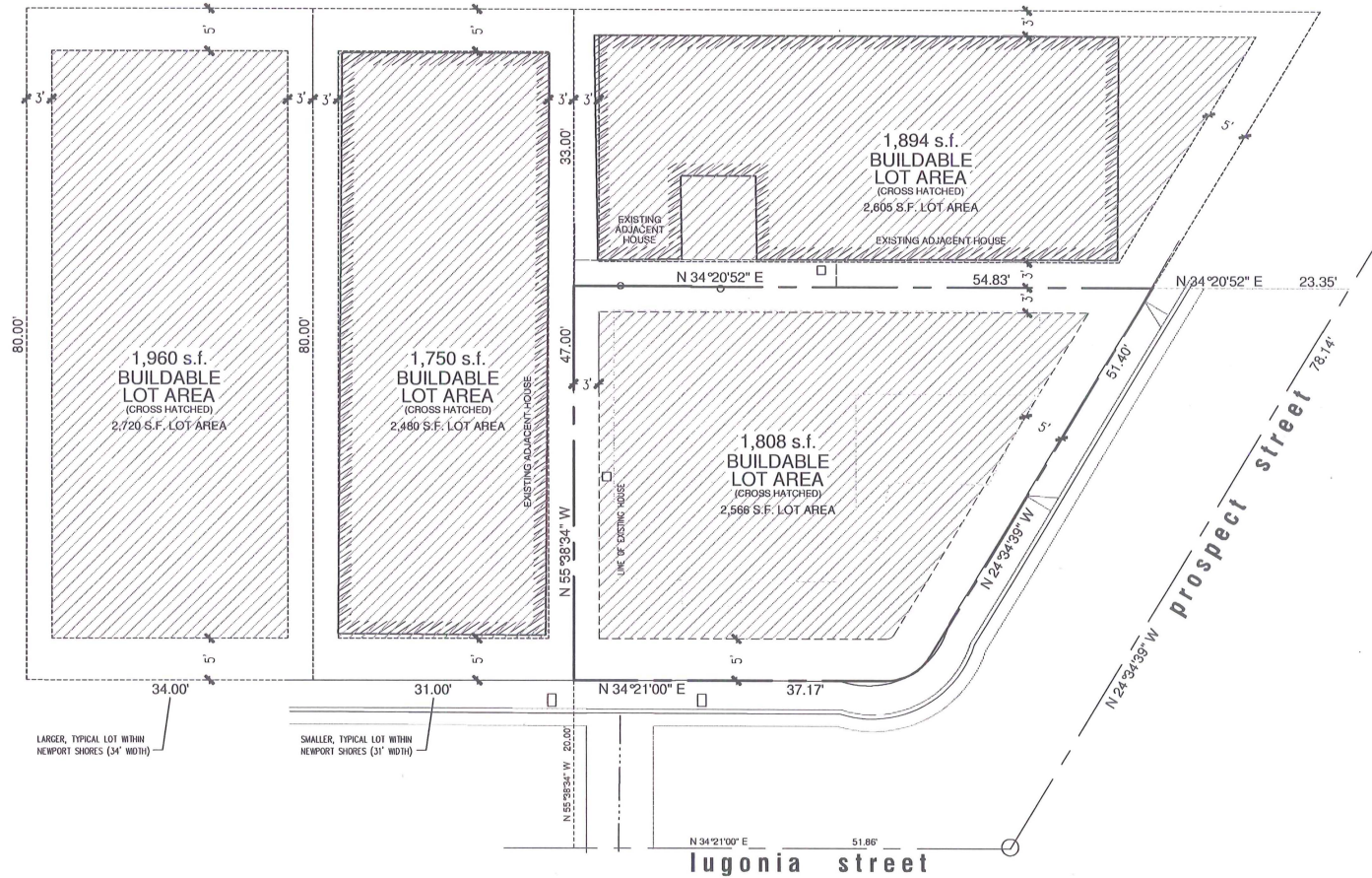
# a1.1

site analysis - 3rd option  
1/8" = 1'-0"

## ransom residence

431 lugonia street  
newport beach, california  
92663

## setback determination



31 october 2012  
© copyright 2012  
job # 1014

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client:  
stevie + carey ransom  
431 lugonia street  
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1 typical setbacks / buildable lot areas  
A1.1 SCALE: 1/8" = 1'-0"

**CITY OF NEWPORT BEACH  
PLANNING COMMISSION STAFF REPORT**

November 8, 2012 Meeting  
Agenda Item 2

**SUBJECT:** Lugonia Setback Determination - PA2012-119  
431 Lugonia Street  
Staff Approval No. SA2012-015

**APPLICANT:** Eric Aust

**PLANNER:** Fern Nueno, Associate Planner  
(949) 644-3227, [fnueno@newportbeachca.gov](mailto:fnueno@newportbeachca.gov)

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**PROJECT SUMMARY**

A request for an alternative setback determination pursuant to Zoning Code Section 20.30.110 C due to the orientation of the lot and required setbacks. The applicant proposes to maintain the required front setback of 5 feet along both street-fronting property lines and the side setback of 4 feet. The request is to change the rear setback requirement from 10 feet to 4 feet. If approved, the buildable area would increase resulting in a change in the floor area limit (maximum square footage), third floor limitations, and open volume requirement.

**RECOMMENDATION**

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Staff Approval No. SA2012-015 (Attachment No. PC 1).



### VICINITY MAP



### GENERAL PLAN



### ZONING



LOCATION	GENERAL PLAN	ZONING	COASTAL LAND USE	CURRENT USE
ON-SITE AND SOUROUNDING PROPERTIES	Single-Unit Residential Detached (RS-D)	Single-Unit Residential (R-1)	Single Unit Residential Detached (RSD-A)	Single-unit residential dwellings

## **INTRODUCTION**

### Project Setting

The subject property is approximately 2,568 square feet in area and is located within Newport Shores at the corner of Prospect Street and Lugonia Street. Newport Shores is a single-unit residential neighborhood on the western City boundary with some commercial properties along West Coast Highway. The typical lots in the area are 80 feet in depth and either 30, 31, or 34 feet in width. The end lots along Prospect Street are irregular in shape and size.

## **DISCUSSION**

Zoning Code Section 20.30.110 C states that in cases where the orientation of an existing lot and the application of the setback area are not consistent with the character or general orientation of other lots in the vicinity, the Community Development Director may redefine the location of the front, side, and rear setback areas to be consistent with surrounding properties. To ensure surrounding property owners are notified, the Director referred the request to the Planning Commission for consideration and final action.

### Analysis

To determine the appropriate setback requirements, staff considered the compatibility of proposed setbacks, the resulting floor area ratio, and other relevant development standards. The proposed setback areas were compared with other options for the subject lot, standard setbacks for typical lots in the area, and standard setbacks for nearby end lots.

### *Setback Compatibility*

The required setbacks for the subject property are 5 feet along Lugonia Street and Prospect Street, 4 feet along the northwestern property line, and 10 feet along the southwestern property line. The default rear setback for R-1 properties is 10 feet unless the property abuts an alley. The majority of properties in the area have alleys to the rear and are required to provide a 5-foot rear setback area. Most of the properties in the vicinity have a lot width of 40 feet or less and the required side setbacks are 3 feet. For the subject property and other lots that have a lot width of greater than 40 feet, the required side setbacks are 4 feet.

Because the subject property is located on a corner, the side and rear setback areas abut the side setback areas of the adjacent lots. Therefore, the proposed 4-foot setbacks on the subject property will be next to the required 3-foot side setbacks on the

two (2) adjacent lots. The proposed 4-foot rear setback is intended to match the 3-foot side setback on the adjacent property. Staff believes that a 4-foot setback on the side and rear would be compatible with the neighborhood, provide adequate setback area for light and air, and would not be detrimental to the adjacent properties. Other nearby end lots in the area would be eligible for an alternative setback determination as well, including the abutting property to the northwest. The lot to the northwest is required to provide a 10-foot rear setback area; however, the existing house is developed at 3 feet from the rear property line. The existing structure on the subject property is located 4 feet from the rear property line. Treating the rear setback as a side setback and requiring 4 feet due to the width and depth of the lot would meet the intent of the Zoning Code setback area requirements.

#### *Development Standard Comparison*

The required setback areas determine the buildable area of the lot, which affects other development standards. Section 20.48.180 (Residential Development Standards and Design Criteria) establishes third floor area limitations of 20 percent of the buildable area (for lots 30 feet or wider) and an open volume requirement of 15 percent of the buildable area. The third floor is also required to be set back an additional 15 feet from the front and rear setback lines and 2 feet from the side setback lines (for lots 30 feet or wider). Table 1 compares the buildable area, third floor area, and open volume requirement for the subject property with various setback requirements.

**Table 1**  
**Development Standard Comparison**

<b>Setbacks</b>	<b>Buildable area (SF)</b>	<b>Third Floor Area (SF)</b>	<b>Open Volume (SF)</b>
(Zoning Code) 10' rear setback	1,487	297	223
5' rear setback	1,677	335	251
(Proposed) 4' rear setback	1,715	343	257
3' rear setback	1,753	350	262
3' side and rear setback	1,811	362	271

#### *Floor Area Comparison*

Table 2 compares the approximate lot area, buildable area, floor area limit (FAL), floor area ratio (FAR), and setback area as a percentage of the lot area for the subject lot with various setback options, typical lots in the area, and nearby end lots similar to the subject lot in shape and size. The buildable area of a lot is the lot area excluding the required setback areas. The FAL (maximum square footage) for R-1 properties in Newport Shores is two (2) times the buildable area of the lot. The FAR is the floor area to lot area ratio and is a method to compare the maximum square footage allowed on a

site based on the lot size. Compared to the subject lot, 449 Prospect Street is the most similar lot in the vicinity in terms of shape and size.

**Table 2**  
**Floor Area and Setback Comparison**

	<b>Lot Area (SF)</b>	<b>Buildable Area (SF)</b>	<b>Floor Area Limit (SF)</b>	<b>FAR</b>	<b>Setback as % of Lot</b>
Subject Lot					
10' rear setback	2,568	1,487	2,974	1.16	42.10
5' rear setback	2,568	1,677	3,354	1.31	34.70
<b>4' rear setback*</b>	<b>2,568</b>	<b>1,715</b>	<b>3,430</b>	<b>1.34</b>	<b>33.22</b>
3' rear setback	2,568	1,753	3,506	1.37	31.74
3' side and rear setback	2,568	1,811	3,622	1.41	29.48
Typical Lot in Area					
30' X 80'	2,400	1,680	3,360	1.40	30.00
31' X 80'	2,480	1,750	3,500	1.41	29.44
34' X 80'	2,720	1,960	3,920	1.44	27.94
Nearby End Lots					
477 Prospect St	3,879	2,779	5,558	1.43	28.36
473 Prospect St	2,599	1,699	3,398	1.31	34.63
420 Lugonia St	2,475	1,516	3,032	1.23	38.75
449 Prospect St	2,653	1,584	3,168	1.19	40.29
441 Prospect St	3,537	2,408	4,816	1.36	31.92

\*Proposed by applicant

The proposed 4-foot setback provides an FAR of 1.34, which is comparable to nearby end lots and less than typical lots in the neighborhood. The maximum square footage that could be built on the subject lot would increase by approximately 450 square feet with the proposed alternative setback area. The resulting increase in FAL would be comparable to typical lots in the area. As proposed, the setback area as a percentage of the lot would be higher than for typical lots in the area, but similar to some of the nearby end lots. Therefore, it can be concluded that a 4-foot rear setback area is consistent with the surrounding properties and provides an equitable FAL, FAR, and setback area, while meeting the intent of the Zoning Code setback area requirements.



### Alternatives

The Planning Commission could approve alternate setback area requirements or deny the application (Attachment No. PC 2). If the application is denied, the subject property would retain the default 10-foot required rear setback.

### Environmental Review

The project is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations). Class 5 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. The proposed project will alter the required setbacks, but will not result in a physical change to the existing lot or structure, or any changes in land use or density.

### Public Notice

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:



Fern Nueno, Associate Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director

### ATTACHMENTS

- PC 1 Draft Resolution – Approve
- PC 2 Draft Resolution – Deny
- PC 3 Applicant's Statement
- PC 4 Applicant's Setback Exhibit

# **Attachment No. PC 1**

Draft Resolution - Approve

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF NEWPORT BEACH APPROVING STAFF APPROVAL  
NO. SA2012-015 FOR AN ALTERNATIVE SETBACK  
DETERMINATION LOCATED AT 431 LUGONIA STREET  
(PA2012-119)**

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Eric Aust, with respect to property located at 431 Lugonia Street, and legally described as Lot 9, the southeasterly 2 feet of Lot 10, the southeasterly 47 feet of Lot 8, excepting the southwesterly 16 feet, Block 24, Tract 772 requesting approval of a Staff Approval for an alternative setback determination.
2. The applicant proposes to maintain the required front setback of 5 feet along both street-fronting property lines and the side setback of 4 feet. The request is to change the rear setback requirement from 10 feet to 4 feet along the southwestern property line abutting 427 Lugonia Street.
3. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-C).
5. Zoning Code Section 20.30.110 C states that in cases where the orientation of an existing lot and the application of the setback area are not consistent with the character or general orientation of other lots in the vicinity, the Community Development Director may redefine the location of the front, side, and rear setback areas to be consistent with surrounding properties. In this case so that surrounding property owners would be notified of the application, the Director referred the request to the Planning Commission for consideration and final action.
6. A public hearing was held on November 8, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

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## SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations).
2. Class 5 exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density. The proposed project will alter the required setbacks, but will not result in a physical change to the existing lot or structure.
3. The Planning Commission finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

## SECTION 3. FINDINGS.

1. The Municipal Code does not set forth any required findings for either approval or denial of Staff Approvals for alternative setback determinations. The application was reviewed for compatibility with the neighborhood based on setback area, floor area ratio (FAR), and other development standards, and to ensure the setback determination would not be detrimental to the neighborhood.
2. The application of the standard Single-Unit Residential (R-1) setbacks will result in an FAR substantially lower than other lots in the vicinity and in the R-1 Zoning District.
3. The application of the approved alternative setbacks will allow development on the property that will be more consistent with the FAR allowed on other properties within the surrounding area.
4. The alternative setback determination will not be detrimental to the neighborhood. The rear setback area of the subject property abuts the side setback area of the adjacent property to the southwest. The 4-foot setback requirement is consistent with surrounding properties. The existing structure is located 4 feet from the rear property line.

## SECTION 4. DECISION.

### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Planning Commission of the City of Newport Beach hereby approves SA2012-015, subject to the setbacks set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2012.**

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: \_\_\_\_\_  
Michael Toerge, Chairman

BY: \_\_\_\_\_  
Fred Ameri, Secretary

## Exhibit A



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

### DETERMINATION OF ALTERNATIVE SETBACK AREA LOCATIONS

SA2012-015 (PA2012-119)

**Date:** November 8, 2012

**Site address:** 431 Lugonia Street

Section 20.30.110 C (Setback Regulations and Exceptions – Alternative setback area location):

*In cases where the orientation of an existing lot and the application of the setback area are not consistent with the character or general orientation of other lots in the vicinity, the [Community Development] Director may redefine the location of the front, side, and rear setback areas to be consistent with surrounding properties. The reorientation of setback areas is not applicable to the bluff overlay district.*

In this case the Community Development Director elected to refer this request to the Planning Commission, which established the following alternative setbacks:

Setback Area	Setback Requirement	Description
Front	5'	Lugonia Street
Front	5'	Prospect Street
Side	4'	Northwestern Property Line
Rear	4'	Southwestern Property Line

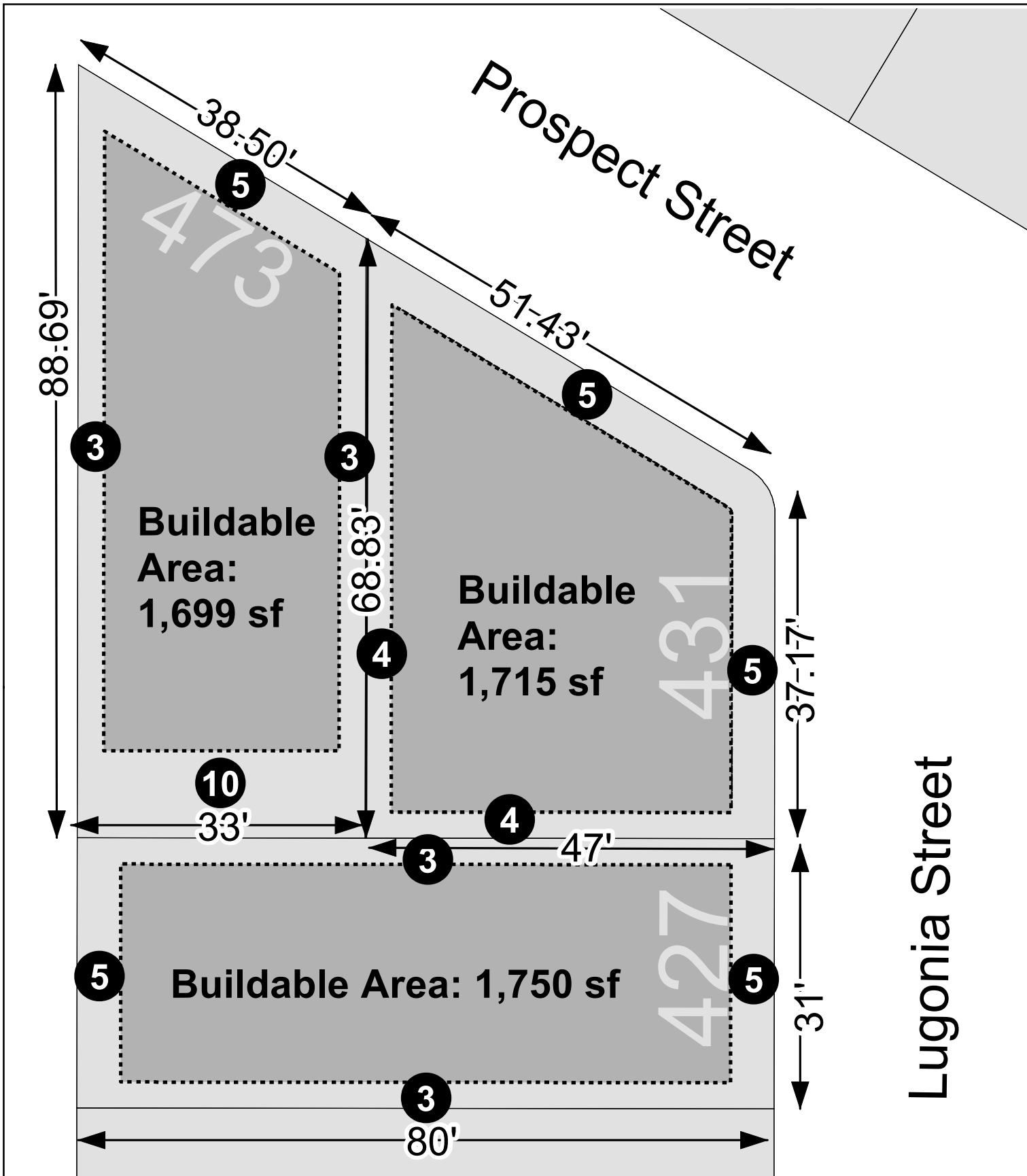
On behalf of Michael Toerge, Chairman

By: \_\_\_\_\_

Fred Ameri, Secretary

Attachment: Setback Exhibit





431 Lugonia Street - PA2012-119  
Determination of Alternative  
Setback Area Locations

0 5 10  
Feet



NEWPORT  
Info  
NEWPORT INFORMATION SYSTEMS

## **Attachment No. PC 2**

Draft Resolution - Deny

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF NEWPORT BEACH DENYING STAFF APPROVAL NO.  
SA2012-015 FOR AN ALTERNATIVE SETBACK  
DETERMINATION LOCATED AT 431 LUGONIA STREET  
(PA2012-119)**

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Eric Aust, with respect to property located at 431 Lugonia Street, and legally described as Lot 9, the southeasterly 2 feet of Lot 10, the southeasterly 47 feet of Lot 8, excepting the southwesterly 16 feet, Block 24, Tract 772 requesting approval of a Staff Approval for an alternative setback determination.
2. The applicant proposes to maintain the required front setback of 5 feet along both street-fronting property lines and the side setback of 4 feet. The request is to change the rear setback requirement from 10 feet to 4 feet along the southwestern property line abutting 427 Lugonia Street.
3. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-C).
5. Zoning Code Section 20.30.110 C states that in cases where the orientation of an existing lot and the application of the setback area are not consistent with the character or general orientation of other lots in the vicinity, the Director may redefine the location of the front, side, and rear setback areas to be consistent with surrounding properties. In this case so that surrounding property owners would be notified of the application, the Director referred the request to the Planning Commission for consideration and final action.
6. A public hearing was held on November 8, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

## SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

## SECTION 3. FINDINGS.

1. The Municipal Code does not set forth any required findings for either approval or denial of Staff Approvals for alternative setback determinations. The application was reviewed for compatibility with the neighborhood based on setback area, floor area ratio (FAR), and other development standards, and to ensure the setback determination would not be detrimental to the neighborhood.
2. The alternative setback determination will be detrimental to the surrounding properties.

## SECTION 4. DECISION.

### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Planning Commission of the City of Newport Beach hereby denies Staff Approval No. SA2012-015.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

### **PASSED, APPROVED AND ADOPTED THIS 8TH DAY OF NOVEMBER, 2012.**

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: \_\_\_\_\_  
Michael Toerge, Chairman

BY: \_\_\_\_\_  
Fred Ameri, Secretary

# **Attachment No. PC 3**

Applicant's Statement

**eric aust**  
architect

p.o. box 1637  
newport beach, california 92659  
tel 949.637.5220  
email aust.architect@gmail.com

date	<b>12 october 2012</b>
attention	<b>Fer Nueno</b>
company	<b>City of Newport Beach Planning Department</b>
tel number	<b>949.644.3227</b>
pages	<b>1</b>

## setback determination

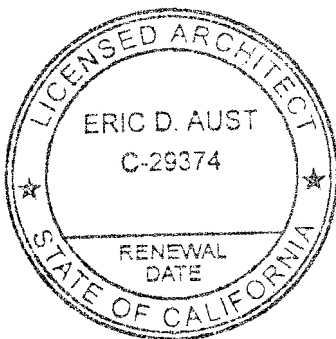
regarding **431 Lugonia Street**

notes **Fern**, we were proposing a side and rear yard setback of 4' for the project located at 431 Lugonia Street in Newport Shores. The "rear" setback is more of a side yard setback since this lot doesn't face an alley and is bordered by other lots along both sides. Almost all lots within Newport Shores have a 3' side yard setback and our assertion is that anything in excess of the 4' setback will be out of character with the rest of the neighborhood.

Thanks.



eric d. aust





# **Attachment No. PC 4**

Applicant's Setback Exhibit

ransom  
residence

431 lugonia street  
newport beach, california  
92663

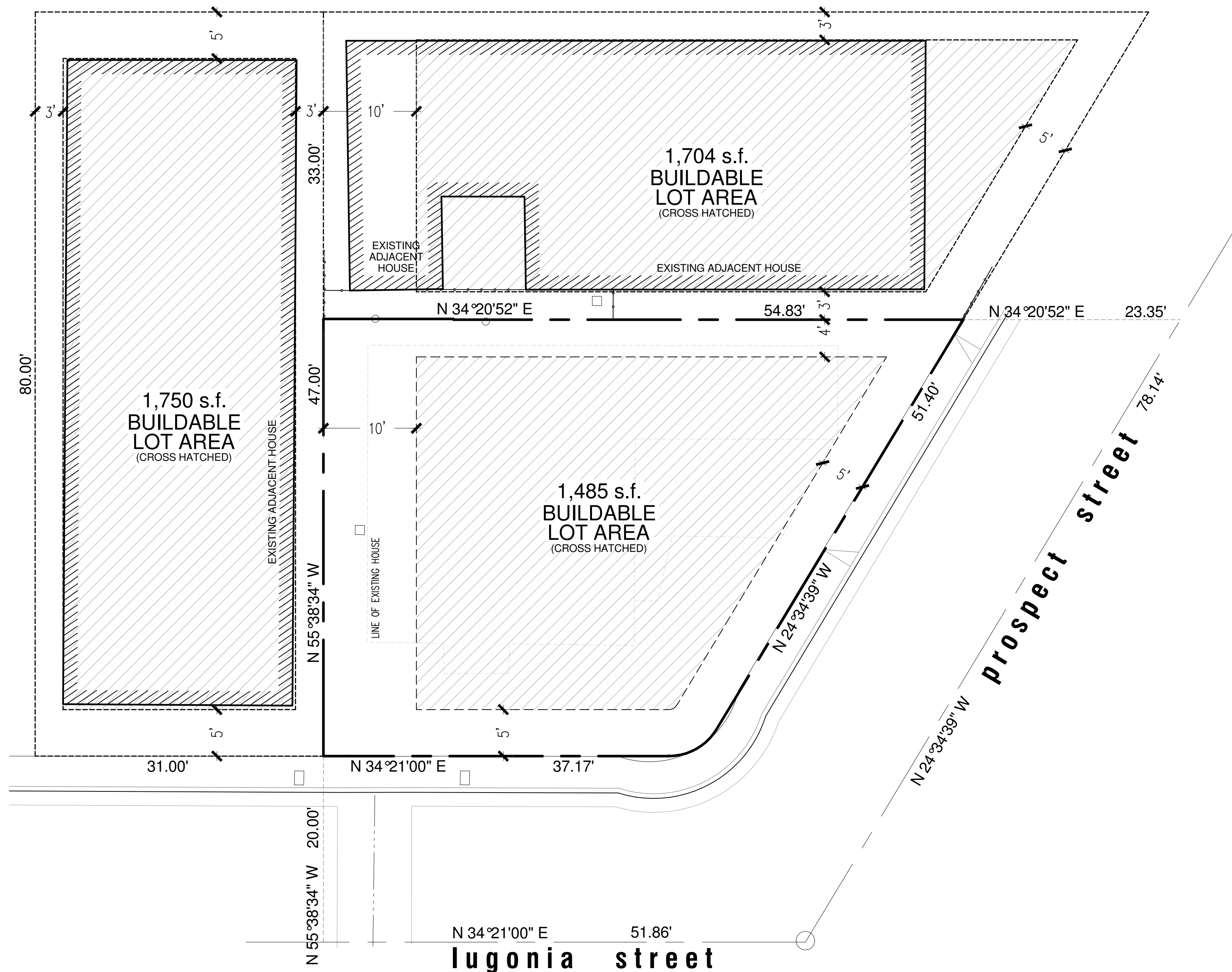
setback determination

10 october 2012  
© copyright 2012  
job #1014

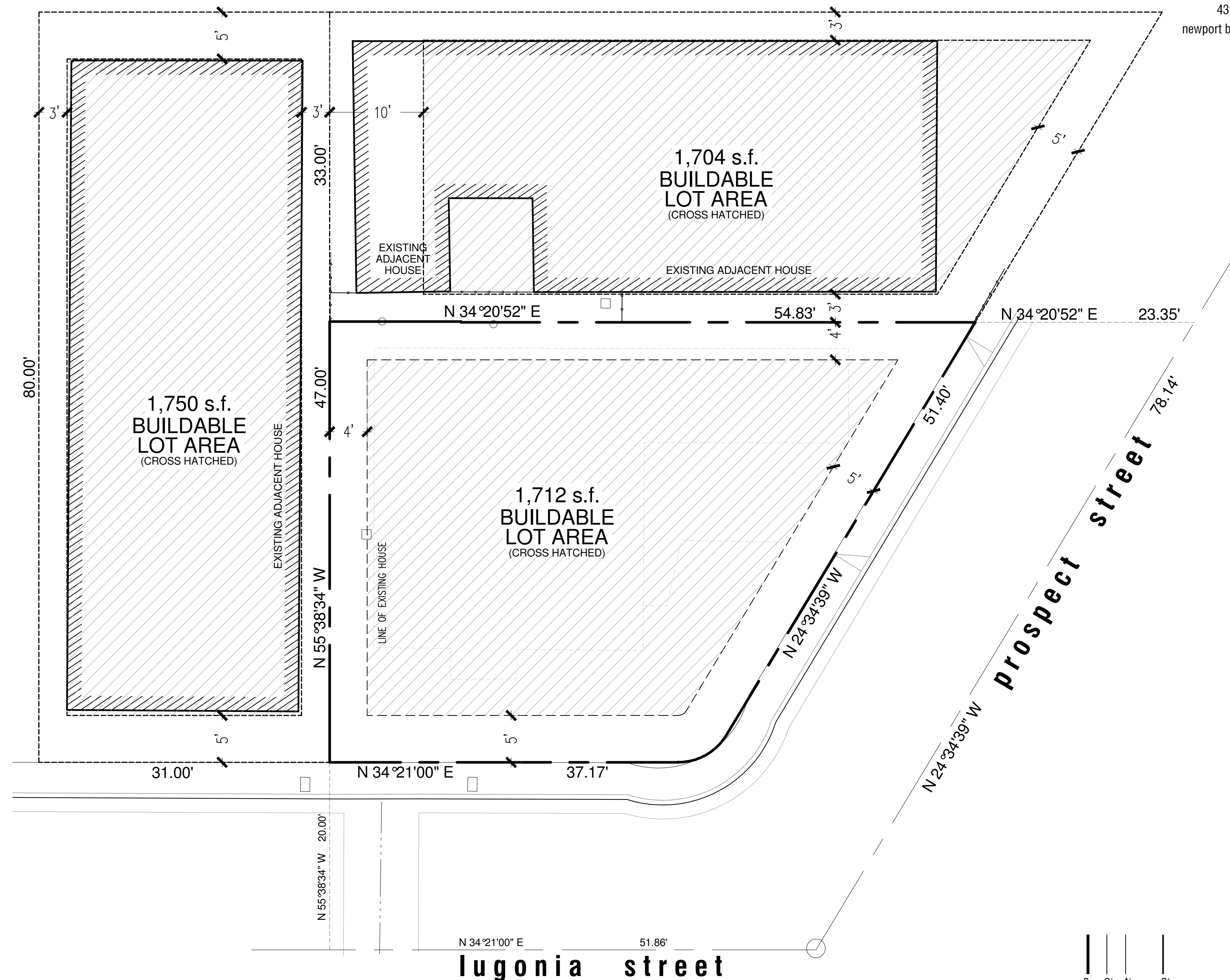
eric aust  
architect

p.o. box 1637  
newport beach, california 92659  
tel 949.637.5220

client:  
stevie + carey ransom  
431 lugonia street  
newport beach, california 92663  
tel 310.699.8107



1 existing setbacks  
A1.0 SCALE: 1/8" = 1'-0"



2 proposed setbacks  
A1.0 SCALE: 1/8" = 1'-0"

ADDITIONAL  
MATERIALS  
RECEIVED

# Lugonia Setback Determination



Planning Commission  
Public Hearing  
November 8, 2012





# Vicinity Map



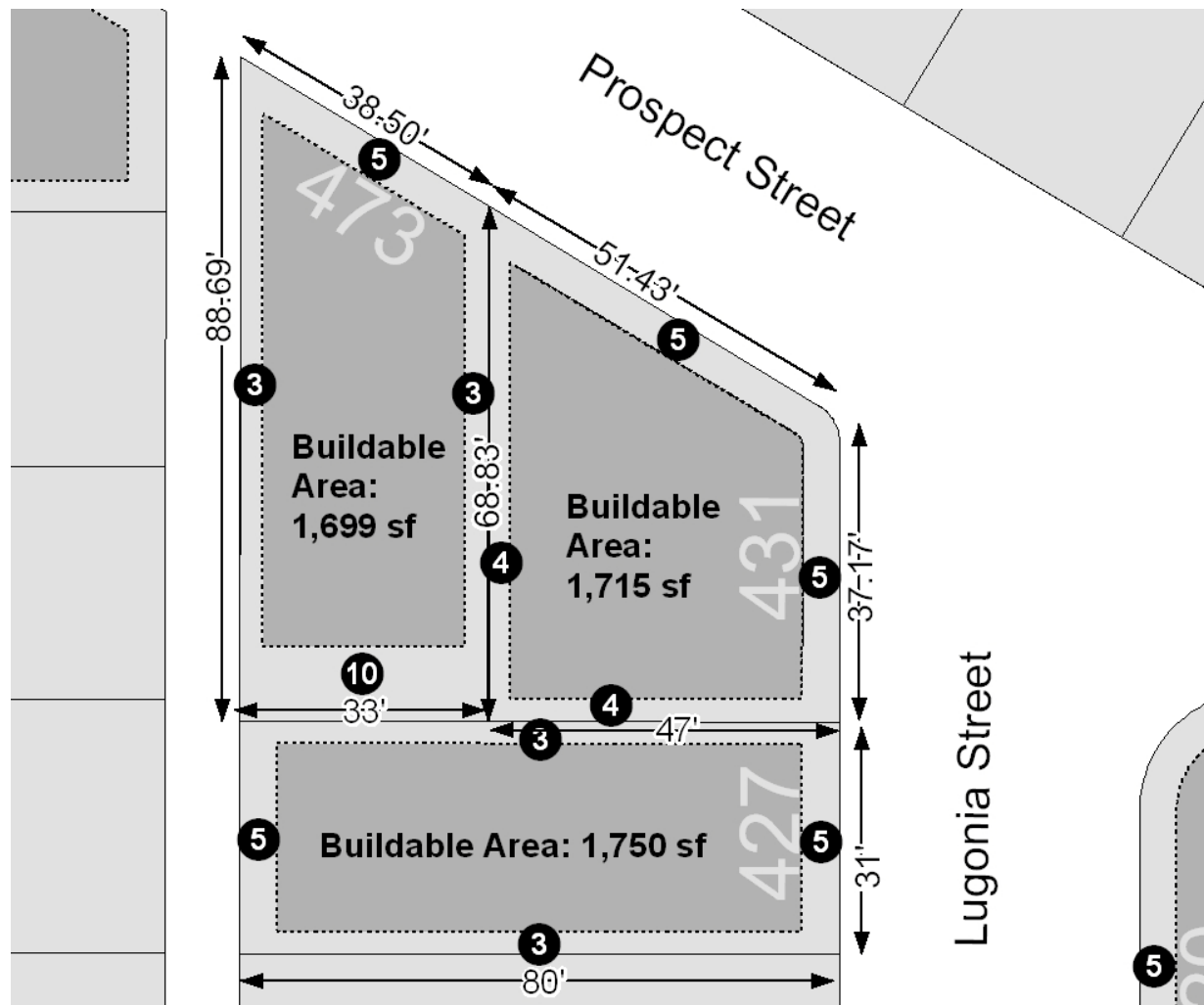
# Setback Determination



- Applicant requests 3 foot side and rear setbacks
- Establishing setbacks that are compatible with the neighborhood and that meet the intent of the Zoning Code
  - Comparing Buildable Area, FAR, FAL, Setback Area
  - Creating equity with the surrounding properties



# Proposed Setbacks



# Comparison Table



	Lot Area (SF)	Buildable Area (SF)	FAL (SF)	FAR	Setback as % of Lot
10' rear setback	2,568	1,487	2,974	1.16	42.10
5' rear setback	2,568	1,677	3,354	1.31	34.70
4' rear setback	2,568	1,715	3,430	1.34	33.22
3' rear setback	2,568	1,753	3,506	1.37	31.74
3' side and rear	2,568	1,811	3,622	1.41	29.48
30' X 80'	2,400	1,680	3,360	1.40	30.00
31' X 80'	2,480	1,750	3,500	1.41	29.44
34' X 80'	2,720	1,960	3,920	1.44	27.94
473 Prospect St	2,599	1,699	3,398	1.31	34.63
420 Lugonia St	2,475	1,516	3,032	1.23	38.75
449 Prospect St	2,653	1,584	3,168	1.19	40.29

# Recommendation



- Conduct a public hearing
- Adopt Draft Resolution approving Staff Approval No. SA2012-015

Alternatively, the Planning Commission could approve alternate setback area requirements or deny the application



For more information contact:

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949-644-3227  
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[www.newportbeachca.gov](http://www.newportbeachca.gov)